

9403**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	935 High St.	Date:	March 11, 2015
Perm. Parcel No:	813-21-078	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Norval Saxton, Trs.	Maximum Occupancy:	6 persons
Address:	same	Property:	Legal Conforming [X] Legal Non-Conforming []
Phone:			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The sidewalks, yards, porches were covered with snow on the date of the inspection. A re-inspection SHALL BE required to look at these things at a later date.

REQUIRED MAINTENANCE ITEMS:

1. Power wash house and garage.
2. Scrape and paint any wood trim and door trims.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed, to drain a minimum of 3' away from structure and not to cause a nuisance to neighboring properties.
2. All masonry brick steps must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens as needed.
4. Trim all trees, bushes and/or shrubbery on the property, especially at the back of garage.

GENERAL GARAGE ITEMS:

1. All electrical outlets in walls must be GFCI protected (except freezers).
2. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor.
3. Scrape and paint window trim on this garage.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
935 High Street
Norval Saxton, Trs.
March 11, 2015

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 6 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
2. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron (6").
3. Level concrete pad along driveway or remove.
4. Level concrete step at side door.

GENERAL ELECTRICAL ITEMS:

1. All lights, outlets and switches must operate properly. Electrical devices may not be damaged.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

GENERAL HVAC ITEMS

1. Have the furnace cleaned and serviced by a qualified technician
2. Replace the obsolete gas valve by the furnace to old incinerator with the correct ¼-turn gas shut-off valve or remove and cap.
3. Replace vinyl exhaust vent from dryer to exterior with a metal dryer vent.

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.

KITCHEN ITEMS:

1. GFCI-protected electrical outlets must be present on both sides of the sink.
2. Install new flexible gas connectors behind the stove behind stove.

1st FLOOR - BATH ITEMS:

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Re-install the tub spigot to be tight against and flush with the waterproof wall of the tub or shower and caulk spout and faucet.

BASEMENT - BATH ITEMS:

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.

INTERIOR ITEMS:

1. Install a new smoke detector in all sleeping rooms

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**